

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF PENNSYLVANIA

SB PB VICTORY, LP,	NO. 2:22-CV-05043
Petitioner,	Document Electronically Filed
v.	
TONNELLE NORTH BERGEN, LLC	
329 S. Main Street, Suite B	
Doylestown, PA 18901	
Thomas F. Verrchia	
329 South Main St., Suite B	
Doylestown, PA 18901	
Respondent.	
and	
TFV Family Investors, LLC	
Buckingham Retail Properties, LLC	
TVF Associates Investors, GP	
Warwick TVC-LP, LP	
Horsham-Blair, LP	
ATNV Realty Holdings, LLC	
KCA Associates Investors, LP	
Morrisville Commons, LP	
Bridgewater Realty One, LLC	
Horsham 1130 GP, LLC	
ATNV Realty Trust, LLC	
RF Realty Investors, LLC	
The Verrchia Company, LLC	
Hatboro York Road, LLC	
TVC Development Company, LLC	
KCA Associates Investors GP, LLC	
Morrisville TVC-GP, LLC	
TFV Associates Investors, LP	
329 S. Main Street, Suite B	
Doylestown, PA 18901	
Garnishee	

PRAECIPE FOR WRIT OF EXECUTION

To the Prothonotary:

Issue a writ of execution in the above matter:

(1) directed to the United States Marshall for the Eastern District of Pennsylvania;

(2) against Defendant Tonnelle North Bergen LLC and Thomas F. Verrchia;
and

(3) against the entity listed on Exhibit A hereto, garnishee;

(4) and index such writ

(a) against Defendant;

(b) against the entity listed on Exhibit A hereto, as garnishee(s), and

(c) against property of the Defendant in the possession of any Garnishee as follows: See Exhibit "A" attached hereto

(5)	Amount due	\$19,335,976.29
	Interest from 1/6/22	[\$to be determined]
	Attorneys' fees	[\$to be determined]
	Costs to be added	[\$to be determined]

REED SMITH LLP

/s/ Derek J. Baker

Derek J Baker
Three Logan Square, Suite 3100
1717 Arch Street
Philadelphia, PA 19103
215-851-8100

Attorneys for Petitioner

Dated: April 4, 2023

EXHIBIT "A"

All cash, unpaid distributions, monies on deposit and all accounts payable, stocks, bonds, certificates of deposit, cashiers checks, treasurer's checks, personal checks and other personal property of the named Defendant and any other persons or entities, held in the name of or for the benefit of the Defendant and any other persons or entities, now and or hereafter at this and all other offices or locations of the following Garnishee:

TFV Family Investors, LLC
Buckingham Retail Properties, LLC
TVF Associates Investors, GP
Warwick TVC-LP, LP
Horsham-Blair, LP
ATNV Realty Holdings, LLC
KCA Associates Investors, LP
Morrisville Commons, LP
Bridgewater Realty One, LLC
Horsham 1130 GP, LLC
ATNV Realty Trust, LLC
RF Realty Investors, LLC
The Verrchia Company, LLC
Hatboro York Road, LLC
TVC Development Company, LLC
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